

Embden Planning Board – September 8, 2022

Members present were Chairman Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg and alternate Randy Caldwell. Also present were CEO Terri Lamontagne; Ed Roullard; Rodney Strothcamp; Lind Nortin; Joshua Nunes; Steve Govoni; Theresa Sy-Bugay and Julie Redmond.

The Chairman asked Randy Caldwell to sit in place of Bill Gassert.

The Chairman gave the CEO Permits #2858 to #2869 until new ones had been printed for the CEO's use in issuing rural permits.

Minutes were accepted as presented.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2870	William Redmond	To replace existing surface material with 10 yds. ¾" stone 90' x 6' on lower walkway; to redo upper brick work with Styrofoam and sand underneath 4' x 26'; to replace rotten timbers if needed; site review completed 09/07/22; 1717 Embden Pond Road; Tax Map 25, Lot 20		\$25.00	#23370-1
2871	Linda Norton	To construct 8' x 10' bath addition on posts Attached to existing dwelling; to replace 24' x 10' deck on posts; 91' HWM; site review completed 08/27/22; 1044 Hancock Pond Road; Tax Map 31, Lot 12		\$25.00	#23482-1
2872	Terry & David Bugay	To change dimensions of structure as shown on Permit #2732 issued 04/08/21 from 52' x 32'2" Two story dwelling 32'4" high on frost wall & full foundation 100' HWM; to construct 60' x 36' dwelling two story 34.5' high on full foundation & frost wall with 4' x 36' deck on posts; front of deck to be 101' HWM; to construct 12' x 16' deck on posts on east side of dwelling; to construct 5' x 10' deck on posts on south side of dwelling; to construct 5' x 10' landing with stairs on the north side; to construct 8' x 10' one story accessory building 210' HWM; to be 15' from side boundaries; site review completed 09/01/22; 77 South Shore Road; Tax Map 22, Lot 31	Ext. #2212 Int. #1465 Int. #1477	\$25.00	#23521-1
2873	Rodney Strothcamp	To replace railroad tie patio with 600 sq. ft. wooden patio on posts on south side dwelling; to be no closer to water than front of existing deck; to spread 150 cu. Yds. gravel to regrade driveway; site review completed 08-12-22; 172 East Shore Road; Tax Map 20, Lot 7		\$400.00	#22998-1

Due to the late hour and applications remaining on the agenda it was voted to continue the meeting to September 14, 2022 at 7 p.m.

Present at the continuation meeting were Leo Mayo, Ann Bridges, Myles Durkin and alternates Randy Caldwell and Aaron Crocker along with CEO Terri Lamontagne. The

Chairman asked Randy Caldwell to sit in place of Bill Gassert and Aaron Crocker to sit in place of Kelly Bragg.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2874	Robert Johnson	To construct rock wall 36" high; 18" wide and 60' long on lake side with entrance towards lake; to construct driveway retaining wall 35' long of large natural stone 3' high and 18" wide; to construct sidewalk to side cabin door with stone; to emplace 20 yds. fill; site review completed 08/06/22; 398 East Shore Road; Tax Map 18, Lot 25		\$25.00	#23155-1
2875	Russell Bridges	To pave existing driveway; 2475 sq.; ft.; to emplace 10 yds. crushed stone for drainage; site review 07/21/22; 408 East Shore Road; Tax Map 18, Lot 11 & 12		\$25.00	#23519-1
2876	Noel Taylor	After the Fact – To emplace 8' x 40' container 8' high on ground; site review 07/0722; 1128 East Shore Road; Tax Map 14, Lot 001		\$225.00	#23327-1

Next on the agenda was an application from Terry Petley (44 Winter Drive; site review completed 07/21/22; TR# 23510-1 - \$25.00; Tax Map 19, Lot 007) to remove old wooden dock, rocks and debris underneath as well as the old crib work and to rip rap shore line. A DEP permit by Rule had been obtained. After fact finding, a motion was made and seconded to table any action on the application until receipt of the required permit from the Army Corp of Engineers. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2877	Steven Norcross	To construct stairs from front door 1' on each side of door with 4' landing to platform; to construct stairs on rear 1' on each side of door with 4' landing; site review completed 08/05/22; 11 Beech Drive; Tax Map 22, Lot 12		\$25.00	#23531-1

Next on the agenda an application by Michael Witham on behalf of Jeffrey Hill (4Woodside Drive; Tax Map 24, Lot 002; site review 08/25/22; TR#23534-1 - \$25.00) to replace concrete retaining wall with pre-cast blocks at the water's edge. It was noted that there was no DEP Permit by Rule. After much discussion about the retaining wall, a motion was made by AC and seconded by AB to table any further action on the application until such time as the Board has received a DEP Permit by Rule and a permit from the Army Corps of Engineers. All were in favor.

Correspondence:

The Chairman gave the Board a copy of letter that the CEO received from Patricia Kritzer (5 Woodside Drive) along with a copy of the Army Corps of Engineers permit for her permanent dock.

The Chairman also gave the Board a copy of an e-mail from the town's attorney, Ken Lexier concerning our questions regarding a proposed subdivision by Colin Quinn on the Fahi Pond Road. It dealt with the questions concerning who owned the "bulldozed road" and if the back parcels could be conveyed to shorefront owners without creating a subdivision. It was his opinion that the Staplefords (heirs and assigns) still owned the "bulldozed road". It is the attorney's opinion that Mr. Quinn's lot is not adjacent to the shorefront lots.

The Board was also given information concerning Snowshoe Village Unit Owner's Association application to DEP for their two existing float systems adjacent to Embden Pond.

The Board also received a copy of the Board of Appeals letter to Colin Clark of DEP granting a disability variance for Mr. and Mrs. Michael Aitken's carport which the Planning Board denied.

There being no further business to come before the Board, it was voted to adjourn.
Adjourned at 8:30 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary